

## **Memo to Prospective Buyers**

### **10 West Street, Concord, New Hampshire**

TO: Prospective Buyers  
FROM: State of New Hampshire Department of Employment Security

In order to facilitate a sale of the above mentioned property, the New Hampshire Department of Employment Security, the "Seller", is facilitating the solicitation of offers from prospective buyers. Below is the outline of events by which all prospective buyers MUST work within.

- Property Information can be found at [www.nhes.nh.gov](http://www.nhes.nh.gov).
- Asking Price- The asking price for the property is \$1,700,000.
- Property Tours - Property tours for prospective buyers may be scheduled by contacting Ernie Liakas by telephone at (603) 229-4412 or by e-mail at [Ernest.Liakas@nhes.nh.gov](mailto:Ernest.Liakas@nhes.nh.gov).
- Offers to Purchase – ALL offers to purchase MUST be drafted on the non-binding offer memorandum available at [www.nhes.nh.gov](http://www.nhes.nh.gov) or by request from Ernie Liakas. Buyers may attach additional information but MUST use the standard non-binding offer memorandum. The Seller reserves the right to refuse to consider any offer not using the standard non-binding memorandum.
- **All offers must be received on or before 5:00 p.m. on May 29, 2015 either delivered to 45 South Fruit Street, Concord, New Hampshire 03301 or e-mailed to [Ernest.Liakas@nhes.nh.gov](mailto:Ernest.Liakas@nhes.nh.gov).**
- Selection of Purchase Offer – The Seller by and through a Selection Committee comprised of qualified personnel will review all offers made in this fashion and reserves the right to select one offer that according to the criteria detailed in the non-binding offer memorandum is determined by the Seller's Selection Committee to be the most advantageous offer for the Seller. Such offers may be subject to additional negotiation at the time of review. **The Seller reserves the right to reject any or all offers.** The selected offer, if any, will then be memorialized in a binding Purchase and Sales Agreement to be executed by the offeror. The property must then be offered to the City of Concord at the Purchase and Sales Agreement price pursuant to RSA 4:40, I. If the City refuses the offer or fails to respond within thirty (30) days after the date of the offer, then the Seller will execute the approved Purchase and Sales Agreement with the offeror and proceed thereunder toward closing.
- The Seller's obligation under such Purchase and Sales Agreement to convey the property shall be explicitly subject to prior final approval by the Governor and

Executive Council of the State of New Hampshire, in accordance with RSA 4:40, I, which final approval shall be sought at such time as all contingencies set forth in said Purchase and Sales Agreement have been satisfied or waived. The general statutory procedure for disposal of surplus State real property is set forth in RSA 4:40.